



**CHESSINGTON**  
**PARK** INDUSTRIAL  
ESTATE  
CHESSINGTON KT9 1ST

**UNIT 3**



**5,651 SQ FT**  
(524.99 SQ M)



GROUND  
LEVEL ACCESS  
LOADING DOOR



3 PHASE  
POWER



LED  
LIGHTING



DUAL  
COOLING /  
HEATING



MAXIMUM  
HEIGHT  
OF 6.7M



FIRST  
FLOOR  
OFFICES



7 CAR  
PARKING  
SPACES

**FULLY REFURBISHED MID TERRACE UNIT**

**TO LET**

## LOCATION

Chessington Park Industrial Estate is located in an affluent pocket of SW London. The estate lies 1 mile to the south of the Tolworth roundabout junction of the A3 and the A240. Epsom is approximately 2 miles to the south with Wimbledon 5.5 miles to the north. Tolworth station lies 1 mile to the north and has services to London Waterloo, Wimbledon and West Chessington. The local area has a mixture of trade occupiers, food preparation/distribution businesses and last mile delivery occupiers.

The units benefit from being ¼ mile from the A3 which links to both the M25 at junction 10 (6 miles) and to central London (15 miles).

## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE AND RECEPTION	5,106	474.36
FIRST FLOOR OFFICES	545	50.63
<b>TOTAL</b>	<b>5,651</b>	<b>524.99</b>

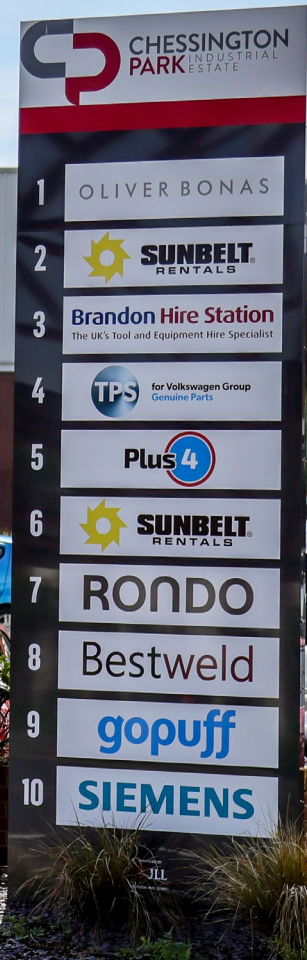


## DESCRIPTION

Unit 3 is a mid-terrace modern warehouse unit of steel portal frame construction with blockwork and profile clad elevations.

The unit has a generous loading apron with spaces for 7 cars. The warehouse is accessed via a loading door measuring 5m by 5m.

The unit has been fully refurbished.



## TERMS

The unit is available on a new lease to be agreed, direct from the landlord.

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, the agents will be required to undertake ID checks for all interested parties.

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Occupiers are invited to make their own enquiries.

## EPC

Available on request.

## VIEWINGS

Strictly by appointment via the joint sole agents:



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